



**Location Map**  
**Tierrasanta Community Plan**

**1**  
**FIGURE**



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## INTRODUCTION

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### THE PLANNING AREA

The Tierrasanta community is centrally located within the greater San Diego metropolitan area (**Figure 1**). The industrial area of Kearny Mesa is to the west, Miramar Naval Air Station to the north and Mission Valley is to the southwest. Grantville lies to the south and the city of Santee to the east. The boundaries of the planning area are Interstate 15 (I-15) on the west, Friars Road and the San Diego River on the south, the city of Santee on the east and Miramar Naval Air Station on the north. The planning area is approximately 6,700 acres in size, of which about 42 percent is within the proposed Mission Trails Regional Park.

### HISTORY

The Tierrasanta area was part of the original Rancho de la Mission San Diego de Alcalá and the El Cajon Rancho, two mission ranchos which flourished during the first half of the 19<sup>th</sup> Century. Padre Dam, the first major irrigation project in California, is located within the boundaries of the Tierrasanta community area. It remains today as a national historical monument.

In 1941, the Tierrasanta area became part of Camp Elliott when the United States government acquired 27,700 acres of land for a Marine Corps training camp. The camp extended from Murphy Canyon Road on the west to Sycamore Canyon on the east, and from Pomerado and Beeler Canyon roads on the north to the San Diego River and Mission Gorge Road on the south.

In 1960, Camp Elliott was annexed into the City of San Diego (City). Approximately one-half of Camp Elliott, 13,277 acres, was then declared surplus by the Navy and was subject to the provisions for disposal under the General Services Administration.

Prior to the time the property was released for public sale, the City of San Diego was given the opportunity to prepare a community plan and acquire land needed for public uses at a reduced price. The 1962 Elliott Community Plan was a result of the City taking advantage of this opportunity. Based on the plan, the City acquired several park sites, major street right-of-ways, a fire station and a library site. In addition, the San Diego Unified School District obtained several school sites. During the period from 1962 to 1970, the federal government sold most of the property declared surplus. Since 1970, major subdivisions and planned residential developments have been built, based on a new Elliott Community Plan adopted in 1971.

A Master Development Plan for the proposed Mission Trails Regional Park was prepared in 1976. This plan delineates the boundaries and specifies uses and improvements within this resource-based park. A smaller version of this park was first proposed in the 1962 plan. In August 1980, the area northeasterly of the proposed Mission Trails Regional Park was detached from the original Elliott planning area. The westerly area was renamed the Tierrasanta community planning area with the easterly area becoming known as East Elliott. This action was taken due to the isolated nature of East Elliott and the special needs of this area.

## **SCOPE AND PURPOSE OF THE PLAN**

The Tierrasanta Community Plan (Plan) is intended to serve as a guide for future public and private development within the Tierrasanta community through 2000. The Plan includes a series of goals and objectives established by the community which are consistent with citywide policies. While this Plan also sets forth many proposals for implementation, it does not establish new regulations or legislation, nor does it rezone property. Controls over zoning, subdivision, transportation, building construction and other development must be enacted separately as part of the implementation program. Future development based on this Plan shall be undertaken in complete conformance with City Council Policy 600-10 and all other appropriate City Council policies with respect to providing necessary public facilities.

The adoption of the Plan requires rescinding that portion of the Elliott Community Plan within the Tierrasanta plan area. While this Plan is consistent with the policies and proposals of the City of San Diego Progress Guide and General Plan (General Plan) text, its adoption will require amendment of the General Plan Map. Changes to the community plan area boundaries, Mission Trails Regional Park boundaries and other land use changes must be incorporated into the map.

This Plan should not be considered the conclusion of the planning process. Two additional steps will follow this Plan's adoption: implementation and review. Implementation is the putting into effect of Plan policies and recommendations. This implementation process must be a cooperative effort among private citizens, City officials and other agencies. Among other actions, it will include the adoption of a Financing Plan for the provision of public facilities.

Unanticipated changes in environmental, social or economic conditions may occur which could necessitate a revision of this Plan. Community conditions must be continually monitored and this Plan frequently reviewed to ensure that it will remain relevant to community and City needs. Following adoption of the Plan by the City Council, any amendments, additions or deletions will require additional public hearings before the Planning Commission and City Council.

## LEGISLATIVE FRAMEWORK

The planning process must respond to a number of laws enacted at federal, state and local levels. Some of the more significant legislation is discussed below. Section 65450 of the Governmental Code of the State of California (known as the State Planning and Zoning Act), and Section 41(c) of the Charter of the City of San Diego gives authority for the preparation of community plans. More specifically, Section 65450 states:

The planning agency may, or if so directed by the legislative body, shall prepare specific plans based on the general plan and drafts of such regulations, programs, and legislation as may in its judgement be required for the systematic execution of the general plan and the planning agency may recommend such plans and measures to the legislative body for adoption.

Articles 8 through 10 of Chapter 3 of this law define the Scope, Procedures for Adoption and Administration of Specific Plans and Regulations. The California Environmental Quality Act of 1970 (CEQA) was enacted in response to increasing public concern over the environment. In a 1972 landmark case, *Friends of Mammoth et al. vs. Board of Supervisors Mono County et al.*, the California Supreme Court ruled that Environmental Impact Reports must be prepared for both public and private projects having a significant effect on the environment. Environmental Impact Reports must be prepared for all community plans. Separate, detailed EIRs are also required for all significant projects, including those implementing this Plan. Focused EIRs or Negative Declarations may be adequate for lesser projects or for component projects which are part of a Master EIR.

The citywide Zoning and Subdivision Ordinances serve to regulate the use of land. These are amended from time to time to resolve problems as they are identified, enhance the environment and encourage imaginative approaches to development design.

In addition to legislation, the City Council utilizes a set of officially designated and numbered policies as a guideline in the decision-making process. Many of the policies relate directly to planning issues and should be used in implementing Plan recommendations. San Diego City Council Policy 600-24 establishes the purpose, procedures and responsibilities of recognized community planning committees. More specifically, Article II Section 1 states:

The primary purpose of this community planning committee shall be to advise the City Council, Planning Commission and other governmental agencies as may be appropriate in the initial preparation, adoption of, implementation of or amendment to the general or community plan as it pertains to the area or areas of concern to said committee (hereafter referred to as the planning process).

## **GOALS**

As Tierrasanta continues to grow, it has become known as a high-quality, planned residential community. It includes diverse housing types, ranging from private and Naval apartment units to luxurious, custom built homes, all interspersed with open space canyons. The relative isolation of Tierrasanta from surrounding communities has enhanced the sense of community felt by its residents. The following overall goals have been established to guide future governmental and private actions related to Tierrasanta. These goals serve as the foundation for proposals throughout this Plan.

- TO PROVIDE A VARIETY OF NEW HOUSING TYPES WITHIN THE COMMUNITY.
- TO ENCOURAGE THE DEVELOPMENT OF COMMERCIAL AREAS WHICH UTILIZE HIGH DESIGN STANDARDS AND MEET THE NEEDS OF THE COMMUNITY.
- TO FOSTER THE DEVELOPMENT OF MISSION TRAILS REGIONAL PARK.
- TO PROMOTE A HIGH LEVEL OF COMMUNITY SERVICES AND FACILITIES TO ADEQUATELY MEET THE NEEDS OF THE TIERRASANTA COMMUNITY.
- TO PROTECT THE NATURAL ENVIRONMENT.
- TO PROVIDE AN EFFICIENT TRANSPORTATION SYSTEM TO MEET THE NEEDS OF COMMUNITY RESIDENTS.